

**Commonwealth of Massachusetts**  
**Executive Office of Environmental Affairs ■ MEPA Office**  
**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: *14036*  
 MEPA Analyst: *Deirdre Buckley*  
 Phone: 617-626-*1044*

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: <b>Ridgewood</b>		
Street: <b>Boxboro Road</b>		
Municipality: <b>Stow</b>	Watershed: <b>Merrimack</b>	
Universal Transverse Mercator Coordinates: <b>19 293559E 4703321N (NAD27)</b>	Latitude: <b>42° 27' 24"N</b> Longitude: <b>71° 30' 38"W</b>	
Estimated commencement date: <b>Fall 2007</b>	Estimated completion date:	
Approximate cost:	Status of project design: <b>70 %complete</b>	
Proponent: <b>Ridgewood, LLC</b>		
Street: <b>P.O. Box 596</b>		
Municipality: <b>West Acton</b>	State: <b>MA</b>	Zip Code: <b>01720</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Gregory Roy</b>		
Firm/Agency: <b>Ducharme &amp; Dillis</b>	Street: <b>1092 Main Street, P.O. Box 428</b>	
Municipality: <b>Bolton</b>	State: <b>MA</b>	Zip Code: <b>01740</b>
Phone: <b>(978) 779-6091</b>	Fax: <b>(978) 779-0260</b>	E-mail: <b>groy@ddcdg.com</b>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: **Active Adult Neighborhood Special Permit from the**

Stow Planning Board, Sewage Disposal Permit from the Stow Board of Health, Notice of Intent and ANRAD Wetland Delineation from Stow Conservation Commission, EPA National Pollutant Discharge Elimination System (NPDES) permit,

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |                                       |  |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC            | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  <b>BRP WS 33 - Distribution Modifications for Systems that serve 3,300 people or less to be filed with Department of Environmental Protection (DEP)</b>
Total site acreage	111.71			
New acres of land altered		41.0		
Acres of impervious area	0.0	9.0	9.0	
Square feet of new bordering vegetated wetlands alteration		0.0		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
<b>STRUCTURES</b>				
Gross square footage	0.0	164,500	164,500	
Number of housing units	0	66	66	
Maximum height (in feet)	0	35	35	
<b>TRANSPORTATION</b>				
Vehicle trips per day	N/A	183	183	
Parking spaces	0	-260	-260	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	9,900	9,900	
GPD water withdrawal	0	9,900	9,900	
GPD wastewater generation/ treatment	0	9,900	9,900	
Length of water/sewer mains (in miles)	0	3.0	3.0	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation

restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_)  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

## A. Project Description

The project consists of an "Active Adult Neighborhood," (AAN) situated on an 112+ acre site located on Boxboro Road, south of Minute Man Airfield, in Stow. The proposed age restricted development is composed of residential dwellings clustered around a proposed roadway with a boulevard style entrance. Open space surrounds the development on the northern and western sides, and a minimum of a fifty-foot vegetated buffer surrounds the entire site. To preserve the natural features of the site low impact development methods will be utilized where feasible, and the open space was sited so that it emphasizes protection of existing resources.

Currently, the property is wooded with mature trees and contains areas of steep grade in the central portion of the site. There is a meadow in the central portion of the site. Bordering vegetated wetlands (BVW) associated with Heath Hen Brook are located in the northern and western sections of the site. An Abbreviated Notice of Resource Area Delineation was filed with the Conservation Commission June 15, 2006, to confirm the delineation of the BVW and other resource area boundaries. Generally, the site drains towards the BVW and Heath Hen Brook, which feed into Meadow Brook and eventually Flagg Hill Pond. Residential properties are located to the south and east of the site. Boxboro Road runs along the eastern property line, undeveloped land abuts the site to the west, and Minute Man Airport is immediately adjacent to the site to the north.

The proposed neighborhood will contain fifty residential buildings sited along a proposed roadway. The buildings are a mix of free standing, two-unit and three-unit structures totaling 66 units in all. Each building was sited so that it is a minimum of 35 feet away from all other proposed buildings, as well as a minimum of 25 feet away from the proposed roadway, and 50 feet from the existing property lines.

The proposed work includes the construction of the residential buildings, a proposed roadway of approximately 6,300 feet to access the development, onsite sewage disposal system, drainage facilities and associated grading and utilities. Each unit will be connected to a sewage disposal system compliant with Title V via a private wastewater collection system. The proposed design Title V design flow for the proposed neighborhood is equal to 9,900 gallons per day and the leaching area will be sized accordingly. The sewage disposal system will be owned and maintained by the Homeowner's Association. Minute Man Airport has a public water supply well located directly north of the site. The proposed development will tie into this existing public water supply.

Approximately 40% of the site will be preserved as open space. The open space will remain wooded and undisturbed with the exception of a few paths and common areas. All homeowner's in the AAN will have access to the open space.

## **B. On-Site and Off-Site Alternatives**

The site is located within the Industrial zoning district and the Active Adult Neighborhood overlay district. A variety of industrial uses such as research laboratories, office buildings or selected light industries, could be proposed.

## **C. Mitigation Measures**

Erosion and sediment controls have been incorporated in the design of the layout with the objective of retaining sediment on site, filtering and reducing stormwater discharge and protecting wetland and undisturbed areas. A combination of stabilization and structural practices is included to meet the objective, as described in detail below. The following is a list of common temporary and permanent structural erosion control devices, which will be applied:

Silt fence and hay bales will be installed up gradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The silt fence and hay bales will be installed according to the manufacturer's instructions and will be maintained throughout the construction process.

The sediment control barrier will be installed to prevent the migration of soil materials under, around, or over the fencing. Sediment will be removed from behind the barrier when the accumulated amount has reached approximately half of the original installed height of the barrier. The overall condition of the silt fence and hay bales will be inspected and maintained by the general contractor to maintain the level of sufficiency.

Waste disposal receptacles and trailers will be used for the disposal of construction debris, which will be removed from site according to state, local and federal guidelines. The receptacles will be located on-site, covered, and placed well away from the wetland resource areas and catch basins. All machinery will be operated and maintained so as to limit impacts to wetland areas and associated buffer zones by avoiding leakage of fuel.

As needed, a crushed stone area at the entrance for construction vehicles shall be established. Also, as necessary, water trucks shall be used to wet dry, dusty soil if it becomes an issue.

Street sweeping shall be performed as needed to reduce the build-up of dust parking areas.

Hazardous materials necessary for construction will be stored in water tight containers or buildings in accordance with state and local regulations and the manufacturer's recommendations, with appropriately sized spill kits on hand. Any heavy equipment permitted to work adjacent to wetland areas, will be equipped with emergency spill kits. Refueling of mobile heavy equipment will be conducted outside of wetland areas.

Upon completion of construction, all disturbed areas shall be loamed and seeded (or landscaped). The erosion and sedimentation controls shall be removed only upon final stabilization of the site and/or after the Bolton Conservation Commission has issued a Certificate of Compliance for the project.

## **LAND SECTION – all proponents must fill out this section**

### **I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))  
 Yes \_\_\_ No; if yes, specify each threshold:

### **II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	0.0 S.F.	165,500 S.F.	165,500 S.F.
Roadways, parking, and other paved areas	0.0 S.F.	225,000 S.F.	225,000 S.F.
Other altered areas (describe)	0.0 Ac	41.0 Ac	41.0 Ac
Undeveloped areas	111.71 Ac	70.71 Ac	70.71 Ac

Other altered area includes alterations caused by the subsurface sewage disposal system, drainage swales, utilities and basins, associated grading for the buildings and parking area, water mains, trails, recreation areas and landscaped areas.

B. Has any part of the project site been in active agricultural use in the last three years? \_\_\_ Yes  
 No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use? \_\_\_ Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? \_\_\_ Yes  No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? \_\_\_ Yes  No; if yes, does the project involve the release or modification of such restriction? \_\_\_ Yes \_\_\_ No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental